

August 26, 2024

VIA EMAIL

CITY OF NORTH LAS VEGAS PLANNING DEPARTMENT
2250 LAS VEGAS BLVD. NORTH
NORTH LAS VEGAS, NEVADA 89030

Re: Compelling Justification Letter – Zone Change

To Whom It May Concern:

Our office represents KB Homes, Inc. as it relates to property within Village 2 of The Villages at Tule Springs (hereinafter the “Applicant”), more specifically, Phase 1 of the subject development, further described as APNs 124-14-211-002 and 124-15-611-002. The subject property is generally located north of I-215 at N. 5th Street in North Las Vegas, Nevada.

By way of background, the land use plan for Village 2 at Tule Springs recently underwent a revision through a Major Modification to the Second Amended and Restated Development Agreement for The Villages at Tule Springs this year via land use application (DA-03-2024). The update sought to address the need for traditional housing options in North Las Vegas and the surrounding area. As a result, several parcels now require a rezoning so that each respective zoning designation conforms to the revised land use designations and assigned densities. The Applicant requests the following zone changes:

- **Parcel 2.09** (a portion of APN 124-14-211-002) from **RZ10 MPC** to **R-CL PCD, Residential Zoning up to 7.4 DU/AC.**
- **Parcel 2.10** (a portion of APN 124-14-211-002) from **RZ10 MPC** to **R-CL PCD, Residential Zoning up to 7.4 DU/AC.**
- **Parcel 2.11** (a portion of APN 124-14-211-002) from **RZ10 MPC** to **R-CL PCD, Residential Zoning up to 7.4 DU/AC.**
- **Parcel 2.15** (a portion of APN 124-14-211-002) from **RZ10 MPC** to **R-2 PCD, Residential Zoning up to 14.9 DU/AC.**
- **Parcel 2.16** (a portion of APN 124-14-211-002) from **RZ10 MPC** to **R-2 PCD, Residential Zoning up to 14.9 DU/AC.**

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- **Parcel 2.18 (a portion of APN 124-14-211-002) from RZ10 MPC to R-2 PCD, Residential Zoning up to 7.4 DU/AC.**
- **Parcel 2.12 (a portion of APN 124-14-211-002) from RZ10 MPC to R-CL PCD, Residential Zoning up to 7.4 DU/AC.**
- **Parcel 2.13 (a portion of APN 124-14-211-002) from RZ10 MPC to R-CL PCD, Residential Zoning up to 7.4 DU/AC.**
- **Parcel 2.14 (a portion of APN 124-14-211-002) from RZ10 MPC to R-CL PCD, Residential Zoning up to 7.4 DU/AC.**
- **AP 2.07 (a portion of APN 124-14-211-002) from RZ10 MPC to PSP PCD.**
- **TH 2.01 (APN 124-15-611-002) from PSP MPC to PSP PCD.**
- **NP 2.06 (a portion of APN 124-14-211-002) from RZ10 MPC to PSP PCD.**
- **Trail Corridors (APN 124-14-211-002) from RZ10 MPC to PSP PCD.**

The above request will allow the subject parcels to conform to the updated land use designations currently in place. The requested zone changes are compatible with one another and will achieve goal of providing a variety of housing options within Village 2 of the larger master planned community as intended.

Thank you in advance for your consideration of the above request for minor modification. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer



Neighborhood Meeting Summary – Zone Change of Parcels in Village 2 of Tule Springs Master Planned Community

A neighborhood meeting was held at 5:30 pm on Wednesday, August 28, 2024, at the Aliante Library located at 2400 W. Deer Springs Way, North Las Vegas, Nevada 89087. The neighborhood meeting was properly noticed. Five (5) neighbors attended along with the Applicant's representative and Duane McNelly from KB Homes. The Applicant presented the zone change requests for the parcels located in Village 2 of Tule Springs Master Planned Community. Neighbors had general questions regarding the proposed residential mix and related timing for the proposed development. The Applicant provided the neighbors with the relevant information. The neighbors did not express any opposition to the proposed zone changes for the parcels in Village 2 of Tule Springs Maser Planned Community.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600



Briana Johnson - Assessor

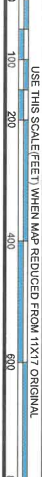
- GL5 GOV. LOT NUMBER

8	4		8
5	1		5
6	2		6
7	3		7
8	4		8
5	1		5



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USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL



Briana Johnson - Assessor

Parcel Boundary	Condominium Unit	007 Road Parcel Number
Sub Boundary	Air Space Pool	001 Road Number
Paved Boundary	Right of Way PCL	1.00 Acreage
Match / Easement	Sub-Surface PCL	202 Parcel, Subarea Number
Historic Lot Line		PB 24-45-5 Plat Recording Number
Historic Sub Boundary		5 Plot Number
Historic Paved Boundary		5 Lot Number
Section Line		9-5 Lot Number

BOOK	T19S	R61E
100	101	10210
125	124	123
138	139	14014

Scale: 1" = 200'

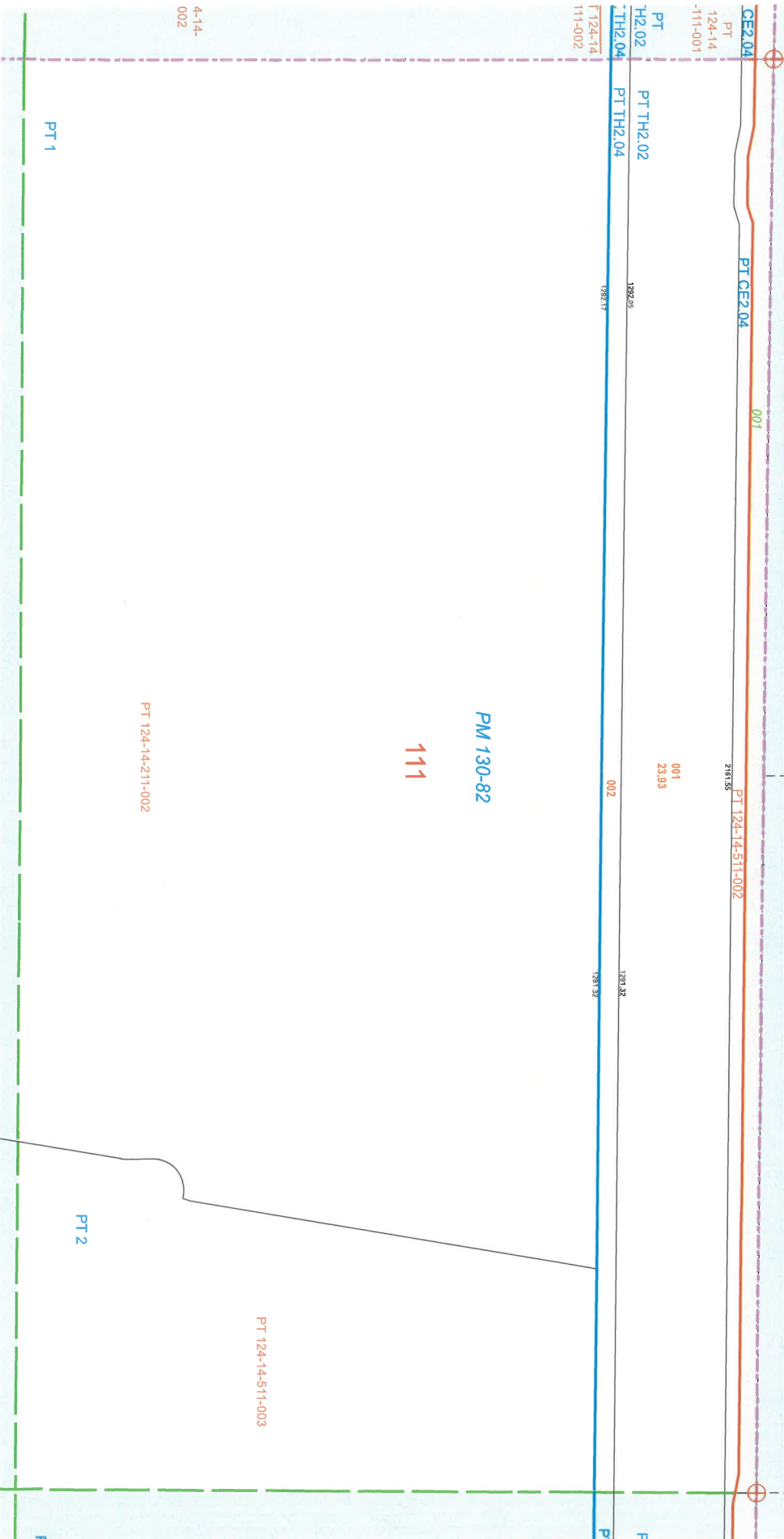
SEC.

14

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Rev: 8/19/2024

MAP		N 2 NW 4	
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1






TAX DIST 250

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US TISS SCALE (FEET) WHEN MAX REDUCED FROM 11A11 ORIGINAL	
100	200
400	600



Briana Johnson - Assessor

PARCEL BOUNDARY		CONDOMINIUM UNIT
SUB BOUNDARY		AIR SPACE POL.
PATD BOUNDARY		RIGHT OF WAY POL.
MATCH /LENDER LINE		SUB-SURFACE POL.
HISTORIC LOT LINE		
HISTORIC SUB BOUNDARY		
HISTORIC PATD BOUNDARY		
SECTION LINE		

007 PARCEL NUMBER
001 PARCEL NUMBER
1.00 AGRAGE
202 PARCEL, SUB/SO NUMBER
PB 24-45 PLAT/RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
CH-5 GOV. LOT NUMBER

BOOK	T19S R61E	
100	101	10210
125	124	123
138	139	14014

Scale: 1" = 200'

SEC.

14

6	5	4	3	2	1
7	0	0	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Rev: 8/19/2024

MAP		S 2 NW 4	
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1



211

PT 1

PT 124-14-511-003

PT 124-14-511-003

PT

TAX DIST 250

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USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL

100 200 400 600 800



Briana Johnson - Assessor

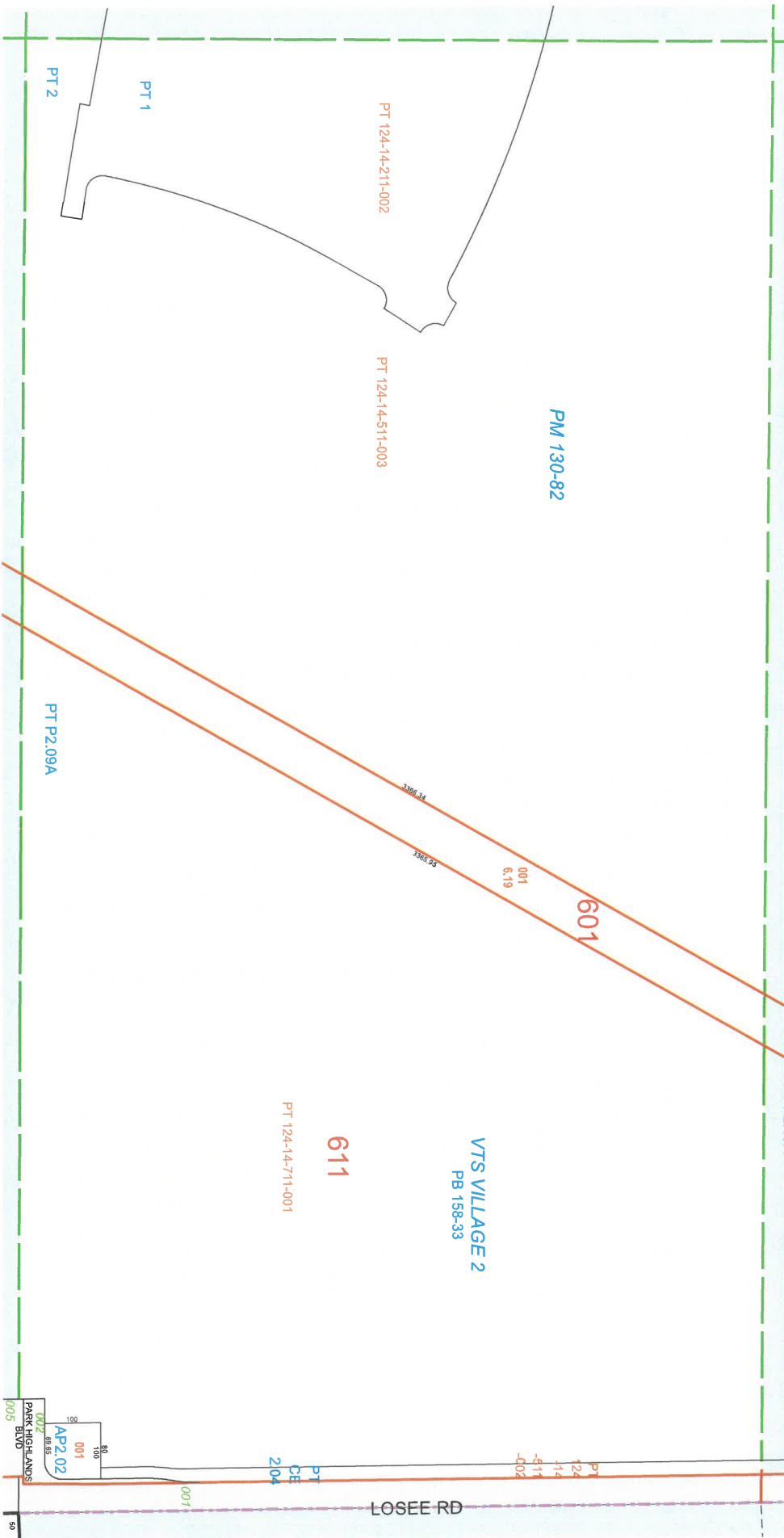
007 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 2445 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV LOT NUMBER

BOOK	T19S R61E	
100	101	10210
125	124	12312
138	139	14014

Scale: 1" = 200'

SEC. 14

MAP		S 2 NE 4	
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5	1	5	1

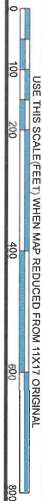


TAX DIST 250

NOTES

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This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

[illegible]

PACEL BOUNDARY	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
SUB BOUNDARY	AIR SPACE LOT	007 PARCEL NUMBER
ROAD EASEMENT	RIGHT OF WAY PCL	1.00 ACRES
MATCH / LEADER LINE	SUB-SURFACE PCL	202 PARCEL SUB/SEQ NUMBER
HISTORIC LOT LINE		PB 24-45 LOT RECORDING NUMBER
HISTORIC SUB BOUNDARY		5 BLOCK NUMBER
HISTORIC PMLD BOUNDARY		5 LOT NUMBER
SECTION LINE		GLS GOV. LOT NUMBER

BOOK		
T19S R61E		
100	101	102
125	124	123
138	139	140

Scale: 1" = 200'

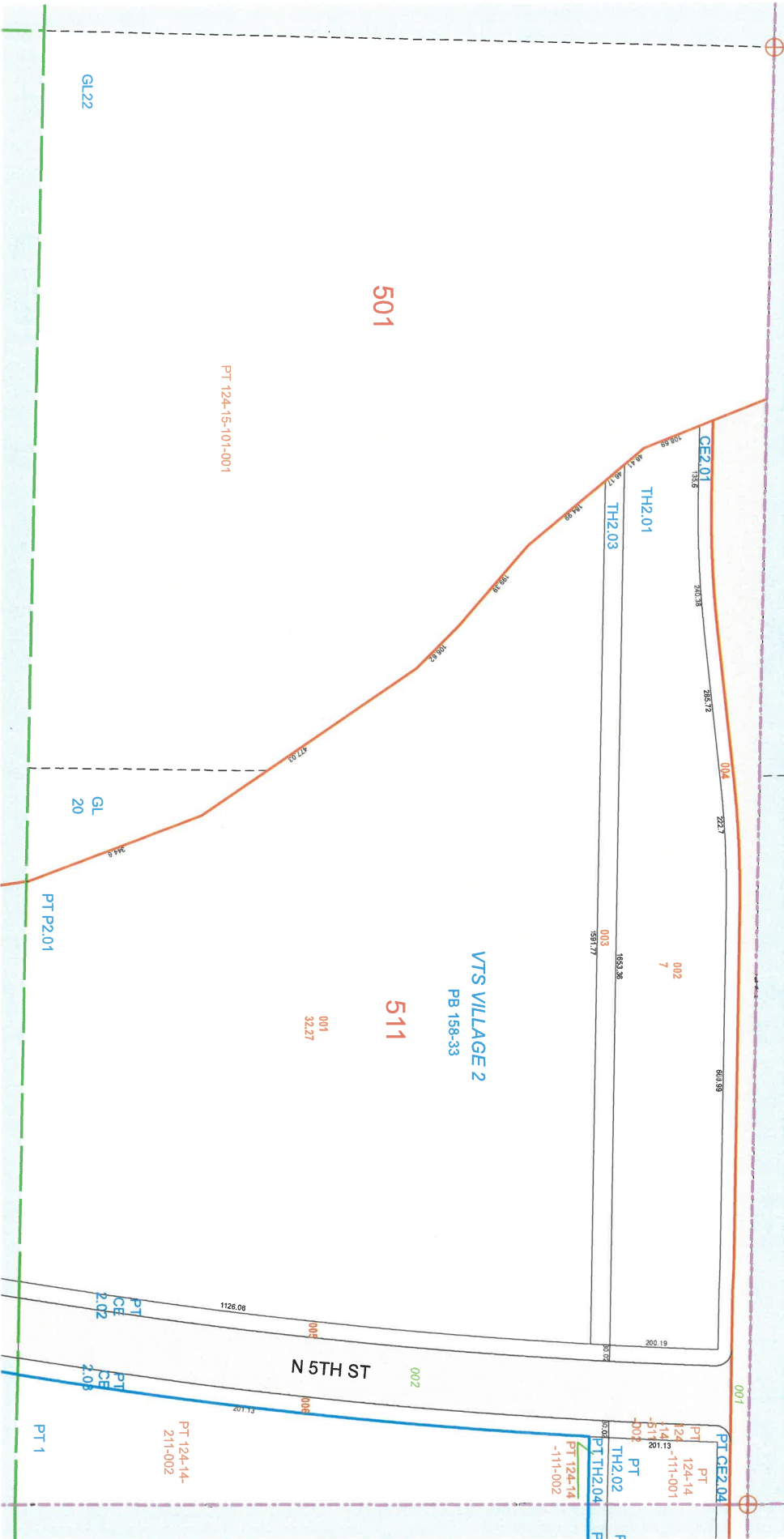
SEC.

15

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

Rev: 8/19/2024

MAP		N 2 NE 4	
8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

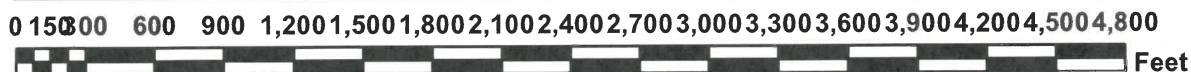
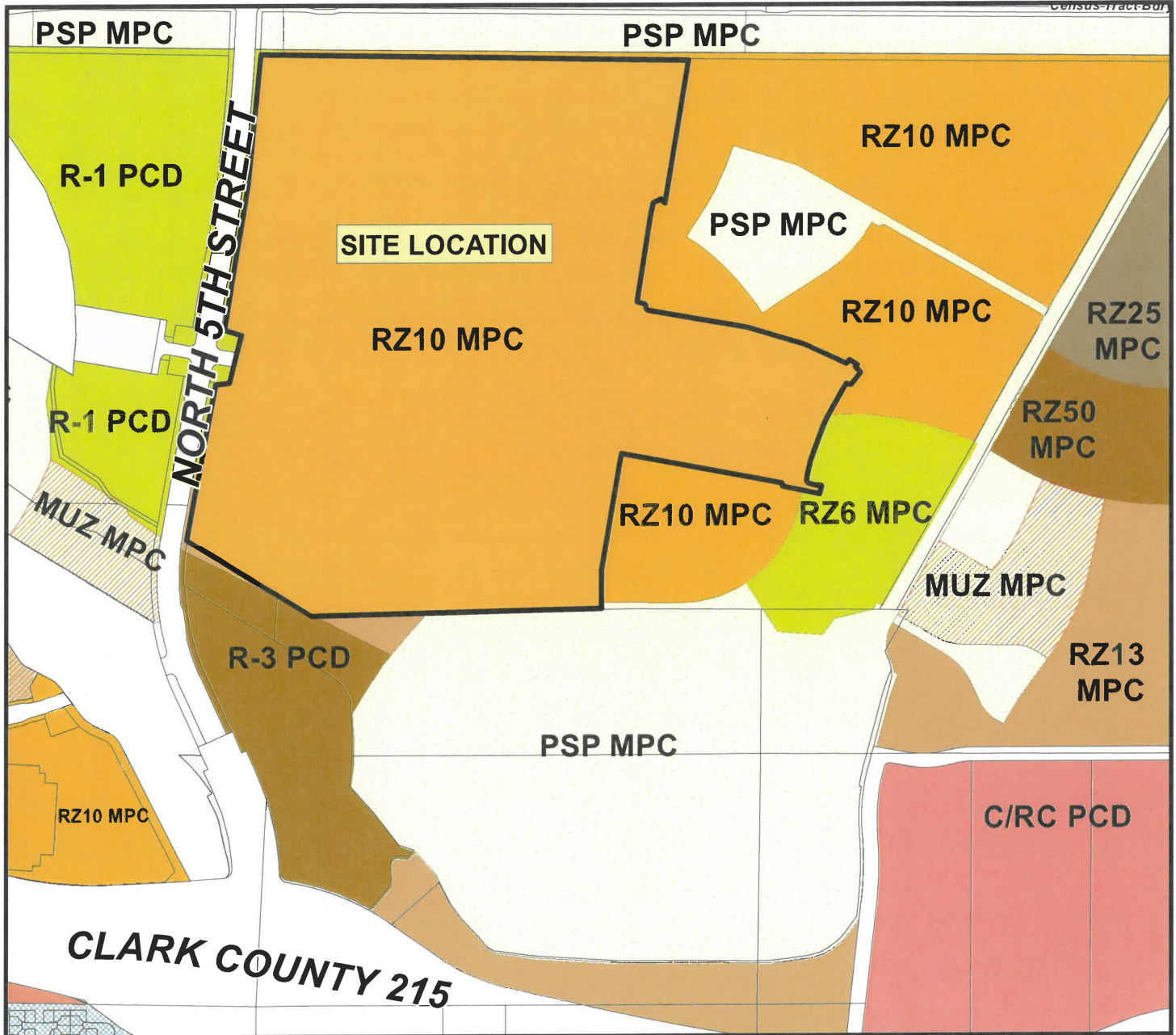


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: KB Home
 Application Type: Property Reclassification
 Request: From MPC RZ10 (Residential Zone Up to 10 DU/AC Master Plan Community)
 to R-2 PCD (Planned Community District Medium-High Density Residential)
 Project Info: Approximately 1,500 Feet North of Clark County 215
 and North 5th Street Intersection
 Case Number: ZN-13-2024

09/05/2024

